

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [\[HELP\]](#)

1. Name of proposed project, if applicable: Rancho Villa MHP
2. Name of applicant: Andrew Petersen
3. Address and phone number of applicant and contact person: 1102 Broadway, Suite 301, Tacoma,

4. Date checklist prepared: \_\_\_\_\_
5. Agency requesting checklist: City of Walla Walla, Washington
6. Proposed timing or schedule (including phasing, if applicable): \_\_\_\_\_
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ☐ Yes ☒ No  
There are no plans for future additions, expansion, or further activities related to this proposal.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
A subdivision review and approval from City of Walla Walla and Building and Grading permits.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. ☒ Yes ☐ No  
Plat alteration of existing property lines.
10. List any government approvals or permits that will be needed for your proposal, if known.  
Preliminary Plat Review, Engineering Review, Building Review, and Plat Alteration
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
31 lot expansion of Rancho Villa MHP directly off of Dalles Military Road.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
To the West of Rancho Villa Mini Storage, 1396 Dalles Military Rd, Walla Walla, Wa 99362

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

- a. General description of the site: The site is relatively flat with little to no changes in topography. Dalles Military Road boards the site to the South and Rancho Villa MHP to the North. **+**  
(circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)?  
Approximately 1.5% to 2%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.  
The Soils are Ahtanum Silt Loam and Yakima Gravelly Silt Loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Stormwater infiltration facility will be constructed onsite. Fill will come from on site material.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minor from contruction TESC measure will be in place.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

50% to 60%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

BMPs consistent with Eastern Washington Stormwater Management Manual for erosion control.

## 2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Emissions would be limited to dust and typical vehicle emissions from equipment and mobilization within and around the area of the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emissions or odors have been identified.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust abatement would be implemented as needed.

## 3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Garrison Creek is to the north in the existing Rancho Villa MHP.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site does not lie within a 100-year floodplain.

---

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials to surface waters.

---

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater is to be withdrawn.

---

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material is expected to be discharge to groundwater. No septic tanks on-site.

---

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be collected, treated, and discharged through infiltration on-site per City standard.

---

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials are expected to enter ground or surface waters.

---

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the project would include roads, sidewalks, driveways, and houses.

---

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Site will be graded for stormwater to be conveyed to on-site infiltration galleries.

---

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing grass will be removed and replaced with landscaping.

---

c. List threatened and endangered species known to be on or near the site.

No threatened and endangered species are known.

---

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

---

e. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species are known to exist on or near the site.

---

## 5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Hawks and songbirds have been observed in the area.

---

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.

No threatened and endangered species are known.

---

c. Is the site part of a migration route? If so, explain.

Project is within Pacific Flyway, however the project is not anticipated to impact migratory birds.

---

d. Proposed measures to preserve or enhance wildlife, if any:

None.

---

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known.

---

## 6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The new homes would utilize electric power and

---

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

No.

---

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

New homes designed in accordance with City of Walla Walla's current building and energy codes

---

## 7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe.

No anticipated environmental health hazards are to occur.

---

- 1) Describe any known or possible contamination at the site from present or past uses.

No known contamination is on-site.

---

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Gas transmission lines run the just off perimeter of site, but are not on-site.

---

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Toxic or hazardous chemicals are not anticipated to be stored, used, or produced at the site.

---

- 4) Describe special emergency services that might be required.

Police, Firefighters, and Paramedics are anticipated to be utilized by future residence.

---

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No environmental health hazards are known.

---

### b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Possible traffic noise from Dalles Military Rd, but no other noise exists in the area.

---

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise would be generated from vehicle and equipment during construction.

---

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction would take place during normal hours of operation.

---

## 8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current land use is empty lot with residential and retail spaces adjacent.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has not been used for working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The project will not affect the surrounding areas.

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Current zoning is CH - Highway Commercial.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is commercial for the site.

g. If applicable, what is the current shoreline master program designation of the site?

No Shoreline on-site

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Assuming two per household, approximately 62 people.

j. Approximately how many people would the completed project displace?

None. The project are ais currently unoccupied.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.



- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project would extend existing Rancho Villa MHP and provide affordable housing for 55+.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The project is located within the City's Urban Growth Boundary and will not impact agricultural.

## **9. Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The site will consists of 31 new middle to low-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing would be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

No measures are proposed as no elimination of housing units will occur.

## **10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Tallest building will be approximately 20ft and will be consistent with local architectural standards

- b. What views in the immediate vicinity would be altered or obstructed?

No views would be altered or obstructed.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Houses will be built in accordance with City codes designed to reduce aesthetic impacts.

## **11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior lights and street lamps would produce glare, but would only be visible at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No light or glare is anticipated to cause a safety hazard from the site.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that may affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No measures will be needed to reduce or control light and glare impacts.



**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Fort Walla Walla Park will be located approximately half of a mile from the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No adverse impacts to recreational areas are anticipated, no measures are proposed.

**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no buildings on site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No evidence of Native American historic use or occupation.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS data and WISSARD data base. WISSARD stated very high risk of historic remains.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If cultural or historic resources are discovered, City and other jurisdiction agencies will be notified

**14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site can be accessed from Dalles Military road. See site plans for the project.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No public transit stops in the immediate vicinity. Closest bus stop is Park Plaza approx. 0.25 miles

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The site will have 62 off street parking locations. No parking currently exists.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will require a new private road system connected to Dalles Military Road.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Average single family home generates 5 trips per day. The site will generate 155 trips per day.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The project will not interfere or be affected by the movement of agricultural products.

- h. Proposed measures to reduce or control transportation impacts, if any:

None.

## **15. Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The new homes will approximately be occupied by approximately 62 residence.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Measures to reduce direct impacts include taxes and related requirements of new development.

## **16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The new construction would be served with electricity from Pacific Power or Columbia Rural Electric Association.

The new construction would be served by the City's water and sewer systems.

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Andrew Petersen

Digitally signed by Andrew Petersen  
DN: cn=US, E=apetersen@huitt-zollars.com,  
c=US, ou=Huitt-Zollars, ou=Andrew Petersen  
Date: 2023.03.23 07:16:03-0800

Name of signee Andrew Petersen

Position and Agency/Organization Engineer In Training (EIT), Huitt-Zollars

Date Submitted: 02/21/2023

### D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,